

CORDOVA GREENS V MEETING MINUTES

Date / Time: July 24, 2023 at 6:30 pm

Location: Ameritech Community Management Office, 6415 1st Ave S, St. Petersburg, FL 33707
/ Zoom

THE MEETING ANNOUNCEMENT WAS POSTED IN ACCORDANCE WITH FL STATUTE. A QUARUM OF THE BOARD OF DIRECTORS WAS ESTABLISHED WITH 4 PRESENT.

Katheen Dupeire – President
Steve Shanteau – Vice President
Treasurer – Megan Cuccia
Beverly Neubecker – Ameritech

Agenda:

- Call to Order @ 6:32pm
- Motion to approve minutes of May 8, 2023 meeting
 - Motion to approve: Kathleen Dupeire
 - 2nd: Steve Shanteau
 - Motion carried.

- Old Business
- Pool Heaters

After discussion and unable to locate previous minutes where owners voted down heating the pool, the Board recommends an Amendment to the Declaration document to state that the pool will not be heated to be presented at the Annual Owners meeting in April 2024. The board will work with its attorney to clean up the documents and existing by-laws.

- Enforcement of owner maintenance procedure & Violation policy

Per section 13 of the condo documents, owners have the responsibility to maintain the common areas around their own unit to be uniform to the rest of the association buildings.

While the condo association drafts a violation policy, President Kathleen Dupeire made the following: Owners will have 30 days to make repairs that affect the common areas of the condo association. If after 30 days, the owners will receive a second notice to repair the violation(s). If after the subsequent 15 days, the Association will make the repairs and bill the owners for the cost of materials, labor and any attorney fees.

Motion to approve: Steve Shanteau
2nd: Megan Cuccia
Motion carried.

CAM Beverly Neubecker announced FL law changed regarding the displays of flags and will forward to the board.

- Signs - Discussion regarding displays of signs

New Business

- Pressure wash stairs/Maintenance person
Placed hold on bid to pressure wash stairs and see if we can get the maintenance person do perform the task with Association's pressure washer. Also, Kathleen and Beverly to do a property walk on Thursday and decide then whether or not to proceed with the bid and which set of stairs to be done first.

Beverly has been unable to secure a maintenance person. It was suggested that she try soliciting placement via a local employment agency. Treasurer Megan Cuccia volunteered to take first crack at drafting a job description.

- A/C drainage issue
Dunedin to come out to investigate problem and issue report. The board will proceed from there on repairs.
- Board member replacement appointment (s)
Vice President Steve Shanteau has someone potentially interested in the Secretary position; however, is away on vacation and back next week. The board can make an appointment via conference call.
- Set budget workshop/Budget meeting date
Budget workshop scheduled for September 20, 2023 at 11 am – 1pm
Budget meeting date scheduled for October 25, 2023 at 6:30 am
- Open Forum
 - Kathleen mentioned hole(s) in roof elevator at building 8703.
 - Beverly to check on payments for roofs and elevator repairs/inspections.
 - Gentleman owner (name?) brought up the cable/internet contract and suggested that it be dropped in favor of streaming services. Beverly said we are currently in a contract with Spectrum.
 - Megan asked about class required by the state of Florida – Beverly to send link for the class.

Adjournment – motion to adjourn by Kathleen at 7:54 pm.

2nd: Steve Shantau

Motion carried.

Minutes respectfully submitted by Treasurer Megan Cuccia